

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 642 Growth Avenue, Fort Wayne, Indiana 46808 (Ward Pattern & Engineering, Inc. and Ward Aluminum Casting, Inc.)

WHEREAS, Petitioner has duly filed its petition dated November 7, 1994 to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 8 permanent jobs (1 at Ward Pattern and Engineering and 7 at Ward Aluminum Casting) and retain 137 jobs (23 at Ward Pattern and Engineering and 114 at Ward Aluminum Casting) for a total additional annual payroll of \$193,300 (\$33,300 at Ward Pattern and Engineering and \$160,000 at Ward Aluminum Casting), with the average new annual job salary being \$33,000 for Ward Pattern and Engineering and \$22,900 for Ward Aluminum Casting; and

WHEREAS, the total estimated project cost is \$1,010,000 (\$103,000 Ward Pattern and Engineering and \$907,000 Ward Aluminum Casting); and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the

1 Confirming Resolution referred to in Section 6 of this Resolution  
2 and shall continue for three years thereafter. Said designation  
3 shall terminate at the end of that three year period.

4 **SECTION 2.** That, upon adoption of the Resolution:

- 5 (a) Said Resolution shall be filed with the Allen County  
6 Assessor;  
7 (b) Said Resolution shall be referred to the Committee on  
8 Finance and shall also be referred to the Department of  
9 Economic Development requesting a recommendation from  
10 said department concerning the advisability of  
11 designating the above designated area an "Economic  
12 Revitalization Area";  
13 (c) Common Council shall publish notice in accordance with  
14 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and  
15 substance of this resolution and setting this designation  
16 as an "Economic Revitalization Area" for public hearing;  
17 (d) If this Resolution involves an area that has already been  
18 designated an allocation area under I.C. 36-7-14-39, then  
19 the Resolution shall be referred to the Fort Wayne  
20 Redevelopment Commission and said designation as an  
21 "Economic Revitalization Area" shall not be finally  
22 approved unless said Commission adopts a Resolution  
23 approving the petition.

24 **SECTION 3.** That, said designation of the hereinabove  
25 described property as an "Economic Revitalization Area" shall apply  
26 to both a deduction of the assessed value of real estate and  
27 personal property for new manufacturing equipment.

28 **SECTION 4.** That, the estimate of the number of individuals  
29 that will be employed or whose employment will be retained and the  
30 estimate of the annual salaries of those individuals and the  
31 estimate of the value of redevelopment or rehabilitation and the  
32 estimate of the value of new manufacturing equipment, all contained  
in Petitioner's Statement of Benefits, are reasonable and are

benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of new manufacturing equipment.

**SECTION 5.** That, the current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$9.3184/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$9.3184/\$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$9.3184/\$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$9.3184/\$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$9.3184/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$9.3184/\$100 (the change would be negligible).

**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

**SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby

determined that the deduction from the assessed value of the real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

**SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by \_\_\_\_\_,  
and duly adopted, read the second time by title and referred to the  
committee on \_\_\_\_\_ (and the City Plan Commission  
or recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne,, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_, M., E.S.T.

DATED: \_\_\_\_\_  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont,  
and duly adopted, placed on its passage. PASSED ~~LOST~~  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	5	1		3
RADBURY	✓	✓		
DMONDS	✓			
laQUINTA	✓			
ENRY	✓			
ONG				✓
UNSEY				✓
AVINE				✓
CHMIDT	✓			
ALARICO	✓			

DATED: 11-22-94  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. B-71-94  
on the 22nd day of November, 1994

ATTEST: (SEAL)  
SANDRA E. KENNEDY, CITY CLERK  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 23rd day of November, 1994,  
at the hour of 10:30 o'clock A, M., E.S.T.  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of November,  
1994, at the hour of 5:30 o'clock P M., E.S.T.  
PAUL HELMKE, MAYOR

## FOR STAFF USE ONLY:

Declaratory Passed 1994  
 Confirmatory Passed 1994  
 IPE 23 114 FT Jobs Currently  
 WAC 0 PT Jobs Currently  
 RE \$ 32,900 Current Average Annual Salary  
 WAC 22,900

WPE 1  
 WAC 7  
 33,900  
 22,900  
 32,900  
 22,700  
 FT Jobs to be Created  
 PT Jobs to be Created  
 Avg Annual Salary of all New Jobs  
 114 FT Jobs to be Retained  
 0 PT Jobs to be Retained  
 Avg Annual Salary of all Retained Jobs

## ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no.: 92-3338-0027

(Check appropriate box[es] below)

<input checked="" type="checkbox"/> Real Estate Improvements	Total cost of improvements:	(WPE) 0	(WAC) 100,000
<input checked="" type="checkbox"/> Personal Property (New Manufacturing Equipment)	Total cost of improvements:	(WPE) 103,000	(WAC) 807,000
		910,000	910,000
TOTAL OF ABOVE IMPROVEMENTS:		(WPE) 103,000	(WAC) 907,000
			Total 1010,000

**GENERAL INFORMATION:**

Applicant's name: WARD PATTERN & ENGINEERING, INC. (WPE) /  
WARD ALUMINUM CASTING, INC. (WAC) Telephone: 219-426-8700

Name of applicant's business: SAMEAddress of applicant: 642 GROWTH AVENUE, FORT WAYNE, IN. 46808Address of property to be designated: SAMEName of business to be designated, if applicable: SAME

Contact person: ,

Name: ROBERT MYERS Telephone: 219-426-8700Address: SAME☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site?

MANUFACTURE OF ALUMINUM CASTINGS AND MANUFACTURE OF SAND CAST  
AND PERMANENT MOLD PATTERNS

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

THE BUILDINGS WHICH SIT ON THIS LANDSITE ARE AMONG THE OLDEST BUILDINGS  
IN FORT WAYNE AND WOULD BE EXTREMELY HARD TO LEASE OR SELL IF THIS  
BUSINESS EVER DISCONTINUED OPERATIONS.

## REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: ONE BRICK BUILDING AND TWO STEEL

### ATTACHMENTS

Describe the condition of the structure(s) listed above: FAIR TO POOR

Describe improvements to be made to property to be designated: TOOL ROOM AND GENERAL REMODELING  
OF THE EXISTING BUILDING

Start and stop dates for project: 11/15/94 - 12/31/97

Current land assessment: \$ (WAC) 18,030 Current improvements assessment: \$ (WAC) 106,930

Current total real estate assessment: \$ (WAC) 124,960

Most recent annual property tax bill on property to be designated: \$ (WAC) 11,644

What is the anticipated first year tax savings attributable to this designation? \$ (WAC) 3,106

How will you use these tax savings? APPLY TOWARDS PAYROLL OF NEW POSITIONS CREATED  
BY CAPITAL INVESTMENT

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: DEGASSER, AUTOMATIC MOLDING  
MACHINE, MELT FURNACE, BRINELL TESTER, MAZAK VERTICAL MACHINE CENTER,  
DUST COLLECTOR, EQUIPMENT REBUILD, MACHINE CENTER AND MILLING MACHINE

Equipment purchase start & stop dates: 11/15/94 - 12/31/97 Equipment installation start and stop dates: 11/15/94 - 12/31/97  
(WPE) 60,880 (WPE) 13,775

Current personal property assessment: \$ (WAC) 220,570 Most recent annual personal property tax bill: \$ (WPE) 1,285 (WAC) 21,039

What is the anticipated first year tax savings attributable to this designation? \$ (WAC) 10,030 How will you use these  
tax savings? APPLY TOWARDS PAYROLL OF NEW POSITIONS CREATED BY CAPITAL  
INVESTMENT

## PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: (WPE) 23 Full-time (WPE) 0 Part-time Average annual salary of all: \$ (WPE) 32,900  
(WAC) 114 (WAC) 0 (WAC) 22,700

Current annual area payroll: \$ (WPE) 756,650  
(WAC) 2,587,800

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: (WPE) 1 Full-time (WPE) 0 Part-time Average annual salary of all: \$ (WPE) 33,300  
(WAC) 7 (WAC) 0 (WAC) 22,900

Retained: (WPE) 23 Full-time (WPE) 0 Part-time Average annual salary of all: \$ (WPE) 32,900  
(WAC) 114 (WAC) 0 (WAC) 22,700

When do you anticipate reaching the above levels of employment? WITHIN TWO YEARS

Additional annual area payroll as a result of this project: \$ (WPE) 33,300 / (WAC) 160,000

Types of jobs to be created as a result of this project? 2 GENERAL LABOR, 2 SEMI-SKILLED, AND  
4 SKILLED LABOR

Annual salaries of all jobs to be created/retained from this project?

High \$ (WPE) 65,000 Low \$ (WPE) 14,490 Average \$ (WPE) 32,900  
(WAC) 54,600 (WAC) 16,640 (WAC) 22,700

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
- ☒ Tuition Reimbursement
- ☒ Major Medical Plan

- ☒ Life Insurance
- ☐ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

- |  |   |
|--|---|
| <input type="checkbox"/> Anthony Wayne Services                      | <input type="checkbox"/> Indiana Dept of Employment & Training Services     |
| <input type="checkbox"/> Benito Juarez Center                        | <input type="checkbox"/> Indiana Institute of Technology                    |
| <input type="checkbox"/> Catholic Charities of Fort Wayne            | <input checked="" type="checkbox"/> Indiana Purdue University at Fort Wayne |
| <input type="checkbox"/> Community Action of Northeast Indiana, Inc. | <input type="checkbox"/> Indiana Vocational Rehabilitation Services         |
| <input type="checkbox"/> Fort Wayne Rescue Mission                   | <input type="checkbox"/> IVY Tech   |
| <input type="checkbox"/> Fort Wayne Urban League, Inc.               | <input type="checkbox"/> JobWorks   |
| <input type="checkbox"/> Fort Wayne Womens Bureau                    | <input type="checkbox"/> Lutheran Social Services, Inc.                     |
| <input type="checkbox"/> Indiana Department of Commerce              | <input type="checkbox"/> Wayne Township Trustee                             |
| <input type="checkbox"/> Indiana Department of Public Welfare        |   |

EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

Rob W. Myer  
Signature of Applicant

11/7/94  
Date



# STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1: TAXPAYER INFORMATION	
Name of taxpayer <b>WARD PATTERN &amp; ENGINEERING, INC. / WARD ALUMINUM CASTING, INC.</b>	
Address of taxpayer (street and number, city, state and ZIP code) <b>642 GROWTH AVENUE, FORT WAYNE, IN. 46808</b>	
Name of contact person <b>ROBERT MYERS</b>	Telephone number <b>( 219 ) 426-8700</b>

SECTION 2: LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body <b>CITY OF FORT WAYNE</b>	Resolution number <b>APPLIED FOR</b>	
Location of property <b>642 GROWTH AVE. FT. WAYNE, IN. 46808</b>	County <b>ALLEN</b>	Taxing district <b>FT. WAYNE-WAYNE 91</b>
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) <b>REAL ESTATE-TOOL ROOM AND GENERAL IMPROVEMENTS TO THE EXISTING BUILDING. PERSONAL PROPERTY-DEGASSER, AUTOMATIC MOLDING MACHINE, MELT FURNACE, BRINELL TESTER, MAZAK VERTICAL MACHINING CENTER, DUST COLLECTOR, EQUIPMENT REBUILD, MACHINE CENTER, AND MILLING MACHINE</b>		Estimated starting date <b>11/15/94</b>
		Estimated completion date <b>12/31/97</b>

SECTION 3: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>23/114</b>	Salaries <b>\$56,650/ 2,587,800</b>	Number retained <b>23/114</b>	Salaries <b>756,650/ 2,587,800</b>	Number additional <b>1/7</b>	Salaries <b>\$35,300/ 160,300</b>

SECTION 4: ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	NONE/320,790	NONE/106,930	608,770/2,255,170	60,880/220,57
Plus estimated values of proposed project	NONE/100,000	NONE/33,330	103,000/807,000	13,730/107,60
Less values of any property being replaced				
Net estimated values upon completion of project	NONE/420,790	NONE/140,260	711,770/3,062,170	74,610/328,17

SECTION 5: OTHER BENEFITS PROMISED BY THE TAXPAYER	

SECTION 6: TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <b>R. Myers</b>	Title <b>CONTROLLER</b>	Date signed (month, day, year) <b>11/7/94</b>

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
  2. Installation of new manufacturing equipment; ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) *Thomas E. Henry* Telephone number *(219) 427-1208* Date signed (month, day, year) *11/22/94*

Attested by: *Daniel E. Kennedy* Designated body *Common Council*

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

# WARD PATTERN & ENGINEERING, INC.

642 GROWTH AVENUE • FORT WAYNE, INDIANA 46808  
PHONE: 219-426-8700 • FAX: 219-420-1919

## Legal Description for "Economic Revitalization Area"

Lots 2 to 7 both inclusive in Lombard Park Addition to Fort Wayne according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also Lots 22 to 25 both inclusive and the North 5 feet of Lot 26 in W. R. Nelson's Addition to Fort Wayne, according to the plat thereof recorded in Deed Record 58, page 508 in the Office of the Recorder of Allen County, Indiana;

Also the vacated alley adjoining said lots, lying between Lots 22, 23, 24, 25 and the North 5 feet of Lot 26 in W. R. Nelson's Addition to Fort Wayne, and Lots 3, 4, 5, 6 and 7 in Lombard Park Addition, and the vacated alley lying between Lots 23 and 24 in W. R. Nelson's Addition to Fort Wayne, in Allen County, Indiana;

Also Lots 8 and 9 and the South 1 foot of Lot 10 in Lombard Park Addition to Fort Wayne, according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also Lots 27 to 40 both inclusive in Lombard Park Addition to Fort Wayne according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also the vacated alleys adjoining the same, being the alley East of Lots 27 to 33 and West of Lots 36 to 40, also the alley South of Lots 28 and 39 and North of remaining parts of Lots 29 and 38 in said Lombard Park Addition;

Also that part of Park Lot 1 in Lombard Park Addition to Fort Wayne lying South of the North Park Addition to Fort Wayne, extended East to the right of way of the Railroad;

Also that part of vacated Cleveland Street lying South of the North line of said Lot 40 in said Lombard Park Addition to Fort Wayne extended East and Northeast of the East line of Knitters Avenue in said City of Fort Wayne, Indiana.



## MEMORANDUM

---

TO: Common Council Members

FROM: Karen A. Lee  
Economic Development Specialist, Department of Economic Development

DATE: November 21, 1994

SUBJECT: Real and Personal Property Tax Abatement Application dated November 7, 1994 for  
Ward Pattern and Engineering and Ward Aluminum Casting, Inc.  
Address: 642 Growth Avenue, Fort Wayne, Indiana 46808

### Background

Q-94-11-20

**Description of Product or Service Provided by Company:** Manufacturer of aluminum castings and of sand cast and permanent mold patterns.

**Description of Project:** Real property improvements to Ward Aluminum Casting building in the tool room; addition of new manufacturing equipment to both the Ward Aluminum and Ward Pattern facilities consisting of Degasser, Automatic Molding Machine, Melt Furnace, Brinell Tester, Mazak Vertical Machining Center, Dust Collector, Equipment Rebuilding, Machining Center and Milling Machine.

Average Annual Wage:	\$32,900 (WPE)	Total Project Cost:	\$103,000 (WPE)
	\$22,700 (WAC)		\$907,000 (WAC)
Number of Full Time		Councilmanic District:	1st
Jobs to be Created:	1 (WPE)	Existing Zoning of Site:	M-2
	7 (WAC)		
Number of Part Time Jobs to be Created:	0		

### **Project is Located Within a:**

Designated Downtown Area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Redevelopment Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Urban Enterprise Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Platted Industrial Park:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

### Effect of Passage of Tax Abatement

Will allow for the recapitalization of both companies in an area devoid of growth. Will create 8 new full-time positions and retain 137 full-time positions.

## **Effect of Non-Passage of Tax Abatement**

Will cause area tax base to remain low and discourage investment in the area. Will not allow for the creation and retention of jobs in the community.

## **Staff Recommendation**

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of three years.
3. The period of deduction should be limited to 10 years for real property improvements and five years for manufacturing machinery.

Signed: Karen A. Lee Title Economic Development Specialist

## **Comments**

DIRECTOR: Elizabeth A. Neu  
Elizabeth A. Neu

BILL NO. R-94-11-20

REPORT OF THE COMMITTEE ON  
FINANCE  
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR  
ARCHIE L. LUNSEY  
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating Economic  
Revitalization Area 642 Growth Avenue, (Ward Pattern & Engineering, Inc. and  
Ward Aluminum Casting, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>Archie L. Lunsey</u>	_____	_____	_____
<u>Don J. Schmidt</u>	_____	_____	_____
<u>James G. Bradbury</u>	_____	_____	_____
<u>Mark C. Macfay</u>	_____	_____	_____
<u>Cletus R. Edmonds</u>	_____	_____	_____
<u>Samuel J. Talarico</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 11-22-94

Sandra E. Kennedy  
City Clerk